

  
20150129000030070 1/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
01/29/2015 10:14:12 AM FILED/CERT

**INVESTOR NUMBER: 011-6195964-703**

**M & T Bank CM #: 325791**

**MORTGAGOR(S): EUNICE REGULUS AND DELON GREEN**

Grantee's Address:

Secretary of Housing and Urban Development  
c/o Michaelson, Connor & Boul  
4400 Will Rogers Parkway  
Suite 300  
Oklahoma City, OK 73108-183

STATE OF ALABAMA )

COUNTY OF SHELBY )

**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Five Hundred Dollars (\$500.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned Grantor, **Lakeview Loan Servicing, LLC**, does hereby grant, bargain, sell, and convey unto Grantee, **The Secretary of Housing and Urban Development, his Successors and Assigns**, the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Lot 53, according to the survey of Third Sector of Portsouth, as  
recorded in Map Book 7, Page 110 in the Probate Office of Shelby  
County, Alabama.

TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.

**\*325791\* \*SWD\* \*B**



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IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it.

Executed on this 7 day of Jan, 2014 <sup>5</sup>

**LAKEVIEW LOAN SERVICING, LLC**

By: Christine Tokasz  
Christine Tokasz  
Its: Vice President

STATE OF NEW YORK )  
COUNTY OF ERIE )

On the 7<sup>th</sup> day of Jan. of year 2015 before me, the undersigned, a Notary Public in and for said State, personally appeared Christine Tokasz, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Nicole M. McIntosh  
**NOTARY PUBLIC**

Nicole M McIntosh  
01MC6256195  
Notary Public, State of New York  
Qualified in Erie County  
My commission expires FEBRUARY 21st, 2016

**THIS INSTRUMENT PREPARED BY:**

Ginny Rutledge  
Sirote & Permutt, P.C.  
2311 Highland Avenue South  
P. O. Box 55727  
Birmingham, AL 35255-5727

# Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	<u>Lakeview Loan Servicing, LLC</u> <u>c/o M &amp; T Bank</u>	Grantee's Name	<u>Secretary of Housing and Urban Development</u>
Mailing Address	<u>1 Fountain Plaza</u> <u>Buffalo, NY 14203</u>	Mailing Address	<u>4400 Will Rogers Parkway</u> <u>Suite 300</u> <u>Oklahoma City, OK 73108-183</u>
Property Address	<u>205 Tradewind Circle</u> <u>Alabaster, AL 35007</u>	Date of Sale	<u>1/7/2015</u>
		Total Purchase Price	<u>\$172,251.16</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)  
(Recordation of documentary evidence is not required)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other Foreclosure Deed
<input type="checkbox"/> Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 1/23/2015

Print Derick Hunt, title specialist

☐ Unattested \_\_\_\_\_  
(verified by)

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one



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